

**FOR
SALE**



Griceson Close, Ollerton, Newark, Nottinghamshire NG22 9BD

£265,000 - Freehold

Chadwells
Estate & Letting Agents

Forest Road, New Ollerton, Newark, NG22 9QT 01623 861861 Property@chadwells.co.uk

PROPERTY SUMMARY

POINTS OF INTEREST

- Detached property in Sought After Area
- Wonderful Field Views
- Extensive Rear Garden
- Three Large Bedrooms
- Renovation Project



Entrance Hall

Enter through the uPVC door into the entrance hall with carpet flooring, radiator, understairs storage, store cupboard, stairs off to the first floor and doors leading to the lounge, dining room and kitchen.

Lounge

With laminate flooring, uPVC window to the front aspect, uPVC and glass door to the rear garden, radiator and a door leading to the wet room.

Dining Room

With carpet flooring, radiator and uPVC window to the front aspect.

Kitchen

Fitted with wall and base units, roll top worksurfaces with inset sink, drainer and mixer tap. Space for fridge/ freezer and free standing oven. A door leads into the utility room and a uPVC window overlooks the rear garden.

Utility room

With space and plumbing for washing machine, rear access to the garage and a door leading to the rear garden.

Landing

With carpet flooring, airing cupboard, built in storage, loft access and doors leading to the three bedrooms and family bathroom.

Master Bedroom

With carpet flooring, built in wardrobes and dual aspect uPVC windows.

Bedroom Two

With carpet flooring, built in storage and dual aspect uPVC windows.

Bedroom Three

With carpet flooring, built in shelving and dual aspect uPVC windows.

Family Bathroom

Fitted with a three piece suite comprising bath, low flush WC and hand wash basin. Tiled walls and obscure window.

Outside

The front is laid to lawn and has lots of shrubs, trees and a hedge boarder for privacy.

A concrete drive leads to the garage which benefits from an electric door.

The extensive rear garden is laid mainly to lawn.

MATERIAL INFORMATION

Council Tax: Band D

Council Tax: Rate £2,767.51

Parking Types: Driveway.

Heating Sources: Gas Central.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: ADSL.

Accessibility Types: Ramped access. Wet room.

Building Safety

No

Mobile Signal

Good

Construction Type

Brick

Existing Planning Permission

No

Coalfield or Mining

Ex coal mine area

EPC Rating: C (70)

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

Any risk of coastal erosion? No

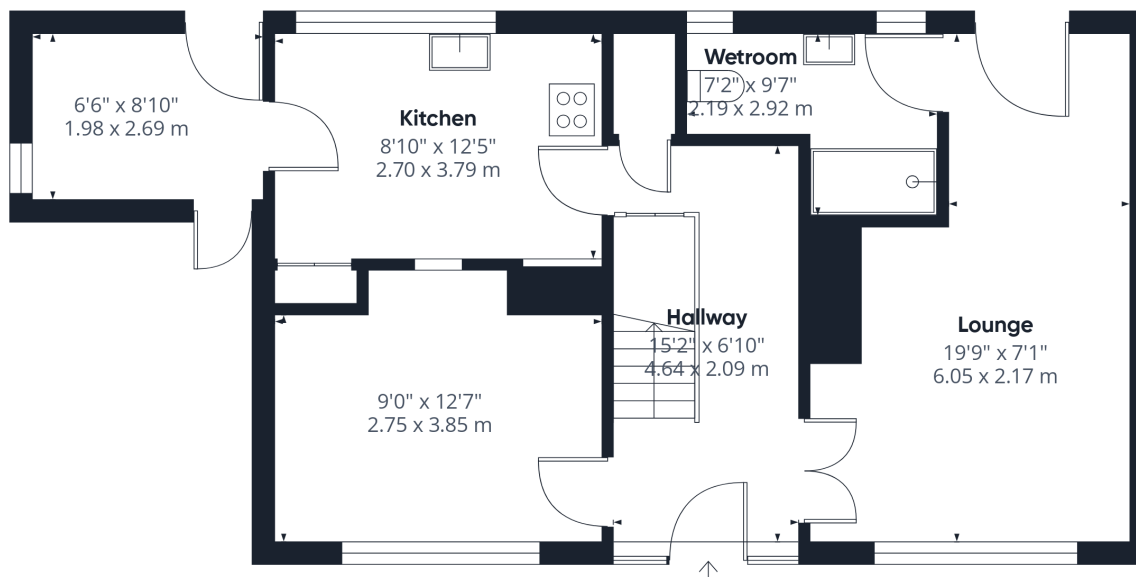
Is the property listed? No

Are there any restrictions associated with the property? No

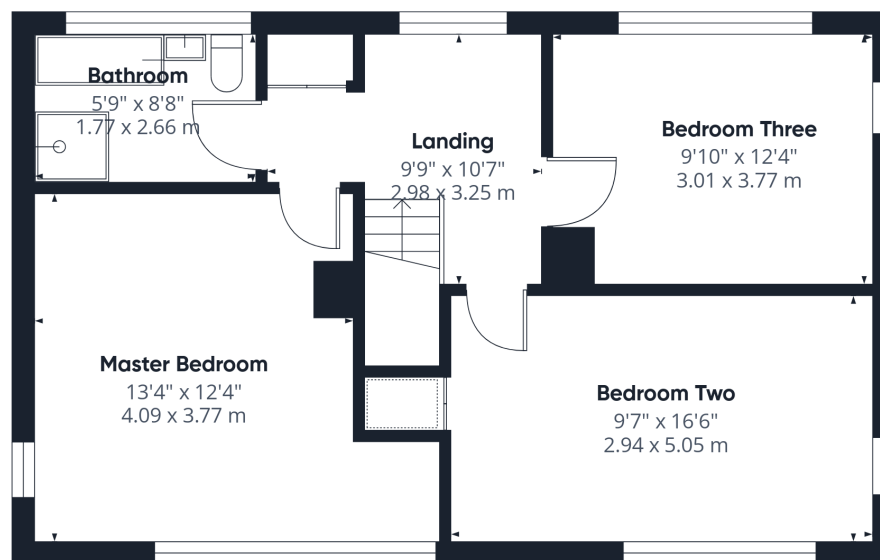
Any easements, servitudes, or wayleaves? No

The existence of any public or private right of way? No





Floor 0



Floor 1



Approximate total area⁽¹⁾

1292 ft²

120 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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